084.0	0005	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	999,800	/	999,800
USE VALUE:	999,800	/	999,800
ASSESSED:	999,800	/	999,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALATESTA JOHN & BRENDA
Owner 2:	
Owner 3:	
Street 1:	17 HEATHERWOOD DRIVE
Street 2:	
Twn/City:	MOULTONBORO
St/Prov:	NH Cntry: Own Occ: N
Postal:	03254 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,503 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 3244 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4503.000	611,200		388,600	999,800
Total Card	0.103	611,200		388,600	999,800
Total Parcel	0.103	611,200		388,600	999,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.25 | /Parcel: 308.2

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
53033			10/26/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 084.0-0005-0002.0

!6873!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	611,300	0	4,503.	388,600	999,900	999,900	Year End Roll	12/18/2019
2019	104	FV	446,700	0	4,503.	383,000	829,700	829,700	Year End Roll	1/3/2019
2018	104	FV	446,700	0	4,503.	294,200	740,900	740,900	Year End Roll	12/20/2017
2017	104	FV	419,000	0	4,503.	277,500	696,500	696,500	Year End Roll	1/3/2017
2016	104	FV	419,000	0	4,503.	255,300	674,300	674,300	Year End	1/4/2016
2015	104	FV	373,300	0	4,503.	238,700	612,000	612,000	Year End Roll	12/11/2014
2014	104	FV	373,300	0	4,503.	219,800	593,100	593,100	Year End Roll	12/16/2013
2013	104	FV	388,500	0	4,503.	219,800	608,300	608,300		12/13/2012

PRINT

Date	Time
12/10/20	21:34:39

LAST REV

Date	Time
07/18/19	15:34:34

apro

TAX DISTRICT | PAT ACCT. 6873

USER DEFINED

Prior Id # 1:	53033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOULD KAREN	1445-129		11/26/2013	Family	1	No	No		
GOULD MARION	1177-93		9/17/1997		314,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Measured	372	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	264	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4503		Sq. Ft.	Site		0	70.	1.23	6									388,563						388,600	

Total AC/HA:	0.10337	Total SF/SM:	4503	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	388,563	Spl Credit		Total:	388,600

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:	1 - Drywall	30 %
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	2	
% Heated:	100	% AC: 50
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97598571
Const Adj.:	0.98990101
Adj $ / SQ:	164.242
Other Features:	134069
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750859
Depreciation:	139660
Depreciated Total:	611199

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

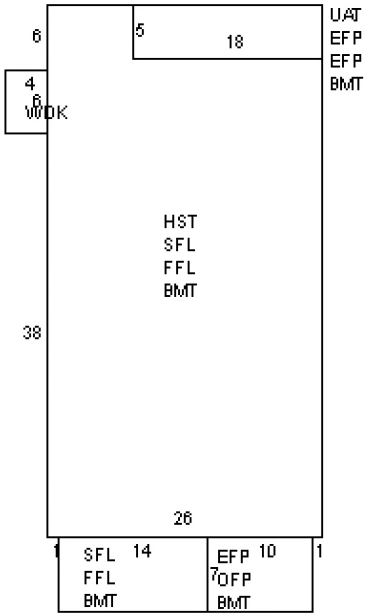
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.24
Special Features:	0	Val/Su Net:	120.89
Final Total:	611200	Val/Su SzAd	189.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,468	49.270	72,332
FFL	First Floor	1,308	164.240	214,828
SFL	Second Floor	1,308	164.240	214,828
HST	Half Story	605	164.240	99,366
EFP	Enclos Porch	250	37.730	9,433
OFP	Open Porch	70	39.670	2,777
WDK	Deck	24	15.840	380
UAT	Upper Attic	23	126.470	2,845
	Net Sketched Area:	5,056	Total:	616,789

Size Ad	3221	Gross Are	5728	FinArea	3244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 084.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: